

# **EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION**

## **BOARD OF DIRECTORS MEETING AGENDA**

**THURSDAY, AUGUST 8, 2024 (6PM) Via Zoom**

<https://us02web.zoom.us/j/81715282184>

Meeting ID: 817 1528 2184 / +1 669 444 9171 / Hit \*6 to unmute

### **1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM**

### **2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE –**

Open Forum (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote. Each unit has about 3 minutes to address their concern to the Board.

### **3. APPROVAL OF PRIOR MEETING MINUTES (7/11/24)**

- a. Regular Session.
- b. Executive Session Summary (Leak & insurance release; fine; payroll)

### **4. TREASURER, OFFICERS & COMMITTEES**

- a. Reading of the Treasurer's Report.  
Reserve expenditures last month: Dry rot repair #361 & 270/370; repainting 360/361 & 370; pool pump  
Operating Expenses are about 22+% below budget thru end of last month on cash basis  
Suggested Motion: Move to approve the Treasurer's report and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Assoc's budget or otherwise approved by the Board.  
July payroll costs: Pool - \$326 (YTD \$3,585.17); Caretaker: \$154 (YTD \$4,273.36); Scribe: \$623 (YTD \$6,238.75)
- b. Landscape recommendations & proposals: tree work & replacement; weed control
- c. Committees (Grounds, EV Solar, Architectural, Website, etc.)
- d. Caretaker or pool report
- e. Vendor evaluations

### **5. OLD BUSINESS (Board to consider, review and possibly vote on...)**

- a. 7626 rebuild & ins. claim: Rec'd \$457,742.38; storage cost?
- b. Leak from #364 into #264 & #131; test results from #364; w/hold pmt from #364; Deductible Release
- c. 7636 siding repair & window replacement cost (\$985.40 charged to #259, 260, 359, 360 each)
- d. Repairs: roof; dryrot; painting; gutter cleaning; approval and/or ratification of proposals & invoices (if any);
- e. Updating the gov docs: Revised survey sent & return deadline extended to 7/8/24; results;
- f. Towing vehicles & emailing notifications
- g. Review budget
- h. Gas lines projects – installing plastic tags on each line (Jim Dewey);
- i. Repairs & bids: DG paths; V-Ditch; Sidewalk; (if any)
- j. Consolidated Overhead upgrades to gates, gym & pool access control
- k. Pool facilities & sauna; other related issues; handicap seating;
- l. Signs: Address, pathways, directional, speed limit, no trespassing, pool area
- m. EV charging stations
- n. Inspection of elevated walkways & balconies – by Focused Group
- o. Pedestrian pathway improvements mailbox kiosk across from 7632
- p. Utility closets at 7628 #117 – reimbursement forthcoming
- q. Meeting in person – equipment required for zoom capability
- r. Fire safety – quote for radios / walkie-talkie;
- s. Air table

**6. NEW BUSINESS (Board to consider, review and possibly vote on...)**

- a. #351 Front porch & staircase landing resurfacing & request for reimbursement
- b. 7636 #360 three back windows
- c. Power wash bldgs.
- d. Replacement fee for gate clickers
- e. Bulky items pick up by Marborg
- f. Replacement of stair treads & brackets
- g. Rekeying common doors
- h. Other items to be put on next month's agenda

**7. EXECUTIVE SESSION**

If needed: (Executive Session may only be used to discuss litigation, contracts with 3<sup>rd</sup> parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member); Scribe, Employees through Select

- Late payers through end of last month (balances of \$500 or more): Performance review
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

**8. ADJOURNMENT (Scheduled meeting 9/12/24 @ 6PM via Zoom)** egagenda.doc 8/3/24

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